



**REGULAR MEETING OF THE CITY COUNCIL AND THE  
CITY COUNCIL SITTING AS  
THE REDEVELOPMENT AGENCY BOARD**

**REGULAR CC/RDA MEETING  
Council Chambers  
68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234**

**WEDNESDAY, FEBRUARY 8<sup>TH</sup>, 2006**

**Study Session – 3:00 p.m.  
Regular Meeting - 6:30 p.m.  
(Or As Soon Thereafter as the Meeting May be Commenced)**

**Copies of each current agenda will be available in the City Hall Lobby Thursday afternoon prior to the scheduled Council meeting. A copy of the complete agenda book is also available for public review in the City Hall Lobby on that same schedule. If you have any additional questions or need further information on any of the following items, please contact the Deputy City Clerk at 770-0322 between the hours of 7:00 a.m. and 6:00 p.m. Monday through Thursday. PLEASE REMEMBER THAT CITY HALL IS CLOSED EVERY FRIDAY.**

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office at (760)-770-0385. Assisted listening devices are available at this meeting. Ask the City Clerk if you desire to use this device. Notification of at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangement can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the Office of the City Clerk, during regular business hours 7:00 a.m., to 6:00 p.m., Monday – Thursday.

**3:00 P.M.- STUDY SESSION**

1. Update on CVAG's Transportation Project Prioritization Study and Regional Arterial Cost Estimate update for 2005.
2. Discussion of Request for Proposals for retail market analysis.
3. Discussion of signage as it relates to code enforcement. (Report for this study session item will be included under separate cover)
4. Discussion of Council attendance at regional meetings.
5. Discussion of maintenance for all medians in the City of Cathedral City. (Report for this study session item will be included under separate cover)
6. City Council/staff reports and inquiries of new or ongoing projects.
7. Closed session urgency items.
8. Public Comments on closed session items

## **CLOSED SESSION**

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.  
Property Location: Northerly of East Palm Canyon Drive bounded by Cathedral Canyon Drive to the west, Avenida Lalo Guerrero to the north and Monty Hall Drive to the east and that certain real property located southerly of East Palm Canyon Drive, bounded by Van Fleet to the East, B Street to the South and Cathedral Canyon Drive Avenue to the west excluding therefrom that certain property bounded by A Street to the north, West Buddy Rogers Avenue to the east, B Street to the south and Cathedral Canyon Drive to the west  
Negotiating Parties Cathedral City Redevelopment Agency and Tri-Millennium Cathedral City LLC.  
Property Owner: Cathedral City Redevelopment Agency  
Under Negotiation: Property Negotiations.
2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.  
Property Location: Area surrounding Date Palm Drive, East of Palm Canyon, Monty Hall and the Wash  
APN# 687-180-005  
Negotiating Parties Redevelopment Agency and CK Development, Eastco Development, Ehline Development Company, Germania, GVD Commercial, KZ Holdings, Lowe Destination Development, Nexus Development, Praetorian Development and Acquisitions, ProWest Development, Sherritt Development Services, Tate Diversified, Tri-Millennium, Triple 5 Development, Wessman Development, Robert Zarnegin, Diamond Capital Partners, Sonnenblick-Del Rio Development and Wilton Partners  
Property Owner: Cathedral City Redevelopment Agency  
Under Negotiation: Property Disposition
3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8  
Property Location: 68-759 East Palm Canyon Drive  
Negotiating Parties: Redevelopment Agency and B. Greco  
Property Owners: Redevelopment Agency  
Under Negotiation: Disposition of Property and Lease Agreement

- 4.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8  
Property Location: 35900 Date Palm Drive (Former K-Mart Building)  
APN# 673-250-003  
Negotiating Parties: Redevelopment Agency and Trapezoid, LLC  
Property Owners: Trapezoid, LLC.  
Under Negotiation: Disposition of Property & Owner Participation Agreement
- 5.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.  
Property Location: South of East Palm Canyon, west of Perez Road  
APN# 687-030-010 and 074  
Negotiating Parties Redevelopment Agency and CCC Properties, LLC (O'Brien Automotive Team, Inc.)  
Property Owner: Cathedral City Redevelopment Agency  
Under Negotiation: Disposition of Property & Development Agreement
- 6.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8  
Property Location: APN#687-030-075, 076 and 080  
Negotiating Parties: Redevelopment Agency and Don Stewart  
Property Owners: Jessup Auto Plaza and Tramview Land Company  
Under Negotiation: Disposition of Property
- 7.** CONFERENCE WITH LEGAL COUNSEL- POTENTIAL LITIGATION pursuant to Government Code Section 54956.9, Subd. (b)  
Number of Potential Cases **2**
- 8A.** CONFERENCE WITH CITY'S REPRESENTATIVE TO CVAG REGARDING CVAG'S REAL PROPERTY NEGOTIATIONS pursuant to Government Code Section 54956.8  
Property Location: APN# 660-200-049 (31.13 Acres)  
Negotiating Parties: Integrated Data Consulting, Inc.  
Agency Negotiator: John M. Wohlmuth & Allyn S. Waggle  
Under Negotiation: Instruction to negotiator regarding price and terms of payment
- 8B.** Property Location: APN# 660-210-026 (40.44 Acres)  
Negotiation Parties: GST Development, Inc.  
Agency Negotiator: John M. Wohlmuth & Allyn S. Waggle  
Under Negotiation: Instruction to negotiator regarding price and terms of payment

9. CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6  
 Agency Negotiator Donald Bradley, City Manager  
 Represented 1) Cathedral City Police Officers Association  
 Employees (CCPOA); 2) American Federation of State, County and Municipal Employees. (AFSCME) 3) Cathedral City Fire Management Association (CCFMA); 4) Cathedral City Professional Fire Fighters Association. (CCPFA)

### **PRESENTATIONS & PROCLAMATIONS (First meeting of each month)**

- Proclamation for Burn Awareness Week from February 5-11<sup>th</sup>. (Mayor DeRosa)
- Proclamation declaring the month of February as Black History Month. (Council Member Paul Marchand)
- Resolution in honor of Coretta Scott King and in celebration of her life as a Civil Rights Leader. (Mayor DeRosa)
- Recognition of the City Employee Committee who was involved and organized the Martin Luther King volunteer activities. (Mayor DeRosa)

### **SCHOOL REPORTS (Second meeting of each month)**

**COUNCIL COMMENTS.** Council Member comment's on items not on the agenda.

NAME	COMMITTEE ASSIGNMENT(S)
Mayor Kathleen J. DeRosa	Palm Springs Desert Resorts Convention Cathedral City Senior Center Cathedral City Chamber of Commerce CVAG- Executive Committee CVAG Energy & Environmental Resources League of California Cities-Riverside County Division Executive Board League of California Cities-Transportation and Communication
Mayor Pro Tem Greg Pettis	CVAG Transportation Committee Riverside County Transportation Commission SCAG-Regional Council SCAG-Transportation & Communication SCAG- Administration Committee SCAG- Good Movement Task Force SCAG- Southwest Compact Task Force Salton Sea Authority National League of Cities-Steering Committee, Human Development Policy Committee Colorado River Regional Water Quality Control Board- Board Member
Council Member Bud England	Sunline Transit Agency Coachella Valley Animal Campus Committee Palm Springs Unified School District Subcommittee

<b>Council Member Paul Marchand</b>	CVAG-Human & Community Resources Coachella Valley Mountains Conservancy Board SCAG- Energy & Environment Coachella Valley Mosquito & Vector Control District Executive Board
<b>Council Member Chuck Vasquez</b>	CVAG- Public Safety Palm Springs Unified School District Subcommittee Cathedral City Boys & Girls Club

## **MINUTES**

Approval of minutes from the regularly scheduled City Council/RDA Board meeting held on Wednesday, January 25<sup>TH</sup>, 2006.

## **CONSENT AGENDA**

1. Approval of proposed amendment to 2005-06 agreement with the Cathedral City Chamber of Commerce regarding increased costs for services provided through the Economic Development/Business Resource Program and the Community Service Provider Agreements.
2. Adoption of proposed ordinance of the City Council for the City of Cathedral City, amending certain time limitations with respect to the Redevelopment Plans for Redevelopment Project Areas No. 1, 2, and 3. **(SECOND READING)**
3. Replacement resolution of the City Council for the City of Cathedral City, objecting to the public sale of certain tax-defaulted properties and offering to purchase said properties.
4. Authorize emergency wiring repairs by Republic Electric for the traffic signal at Ramon Road and Landau Boulevard.

## **PUBLIC HEARINGS**

5. Authorization to execute a Disposition and Development Agreement (DDA) with Stewart Family Properties relative to the development of a new car dealership on the northwest corner of East Palm Canyon Drive and Perez Road in the Cathedral City Auto Center.

## **LEGISLATIVE ACTION(S)**

None.

## **COUNCIL REPORTS ON CITIZEN INQUIRIES AND CONCERNS.**

## **ADJOURNMENT**

The next regularly scheduled meeting of the City Council/Redevelopment Agency Board will be adjourned to **WEDNESDAY, FEBRUARY 22<sup>nd</sup>, 2006.**

This Agenda is also available for viewing on the City's Web Site. The Web Site address is [www.cathedralcity.gov](http://www.cathedralcity.gov).

## **DECLARATION OF POSTING**

I, Daryl Betancur, Deputy City Clerk for the City of Cathedral City and Assistant Secretary to the Redevelopment Agency Board for the City of Cathedral City, Assistant Secretary to the Downtown Foundation and Public Financing Authority Boards, ***do hereby certify***, under penalty of perjury under the laws of the State of California, that the foregoing notice for this City Council meeting was hand delivered and faxed to each member of the City Council for the City of Cathedral City; posted on the bulletin board outside City Hall; and faxed to the following organizations: all local media, the Cathedral City Chamber of Commerce, and the Cathedral City public library; all on the 2<sup>nd</sup> day of February, 2006.

---

Daryl Betancur, CMC  
Deputy City Clerk